

ARTICLE V

ZONING DISTRICT REGULATIONS

Section 501

Compliance with Regulations

The Regulations set forth by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class and kind of structure or land, except as hereinafter provided:

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered to exceed the height or bulk; to accommodate or house a greater number of families or to occupy a greater percentage of lot area than that specified for the district in which it is located.
3. No building or other structure shall have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; however, in any residential district, where at least sixty-six percent (66%) of all lots on both sides of the same street block as the subject lot have been developed, the front and side yard setbacks of the subject lot shall conform to the average established front and side yard setbacks.
4. No part of a yard, other open space, off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance shall be included as a part of a yard, open space, off-street parking or loading space similarly required for any other building.
5. Minimum building setback for lots fronting on an arterial street shown on the City's "Major Streets and Routes Concept Plan" shall be sixty (60) feet from centerline of such street. Where two or more provisions of this Ordinance apply to the front building setback, the greater requirement shall be used.
6. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Established lots of record which do not meet the minimum requirements of lot width and area after the effective date of this Ordinance shall be exempt, provided minimum required yards and open space are provided. However, the creation of flag lots is not permitted.
7. The zoning map and regulation of all territory annexed by the City shall remain in effect subject to a subsequent change by the City after appropriate notice and hearing.
8. All use separation requirements shall be defined as the distance from property line to property line, including right-of-ways.
9. Unless otherwise stated, all uses permitted by Use Permits shall meet the minimum requirement of the district in which the use is permitted.